

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 54-DR-2003
REQUEST: Approve site plan and elevations for an oil change facility
PROJECT NAME: Chevron Oil Stop
LOCATION: 7555 E Camelback Rd

DATE: October 23, 2003

DEVELOPER/OWNER: Chevron
ARCHITECT/DESIGNER: Gerald Deines Architect
ENGINEER: N/A
APPLICANT/COORDINATOR: Gerald Deines Architect/Ramin Bledsoe
5801 S. McClintock Dr., Ste 104
Tempe, AZ 85283
480-897-7145

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: One citizen called to request that the building height be kept as low as possible to conform to the character of the area.

REQUEST: Approval of a 2,035 sq. ft. oil change facility on 0.43 acres, 18,678 square feet.

LOCATION & ZONING: Located at the southwest corner of Camelback and Miller Roads. The site is zoned C-3 (Highway Commercial) District which allows automotive repair facilities as conditional uses, but excludes body and paint shops. A use permit has been approved for this use.

CHARACTERISTICS: The site is level and developed with an existing, vacant Mobil service station, which will be demolished for this project.

HISTORY: The existing Mobil service station was originally developed in the County, and was annexed into the City. The case was reviewed by the DRB at the Oct. 9, 2003 Study Session to review building height and proportionality and was generally deemed to be acceptable for this location.

DISCUSSION: The proposal is to construct a new, 3-bay, oil change facility. The existing 4 driveways from Camelback and Miller Roads will be reduced to 2. Vehicles will enter the oil change bays from the west and exit to the east. No vehicle lifts are provided as workers service cars from below-grade work areas. Vehicle stacking and parking areas are located along the west side of the building with 10 spaces required, 16 spaces provided. A 4-foot-tall screen wall and 10-foot-wide landscape buffer will screen bay doors on Miller Road, and a 20-foot-wide buffer will be provided on Camelback Road.

Two (2) of the roll-up bay doors along Miller Rd. have been reduced from 12 to 10 feet high. Open space is provided along the north and east sides of the building with 5,117 sq. ft. provided and 3,212 sq. ft. required.

The building is 22 ft. tall with the tower element to 27 ft. and contains a combination of stucco finish and stone veneer walls with CMU wainscot and a pitched, Terra Cotta clay tile roof and central parapet roof. A small blue canvas canopy is situated at the customer entrance at the northwest corner of the building. The building contains white, beige and tan wall colors. Staff feel that the height of the building can be further reduced, windows recessed and massing be adjusted by modification of the parapet roof to be situated above the middle roll-up door.

Landscaping includes Palo Brea, Rosewood, Southern Live Oak and Mountain Laurel trees plus Agave, Bougainvillea and other shrubs and groundcover. No turf is provided.

KEY ISSUES: The site wall and landscape buffer along the east side of the building is intended to reduce views of the roll-up doors from Miller Rd. Staff has stipulated that all roll-up door windows on the east side, other than one horizontal row, be made translucent or opaque. Staff has stipulated the canvas canopy be converted to metal.

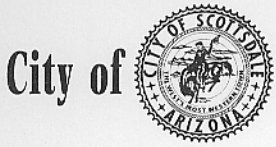
RELATED CASES:

- Case 8-UP-2003 gave conditional use permit approval for an automotive repair facility for this site in June 2003.

Al Ward
Project Coordination Manager
480-312-7067

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- A-Stipulation/Ordinance Requirements



Scottsdale PROJECT NARRATIVE



- ☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review
☐ Master Sign Programs
☐ Variance

Case # 54-DE-03 / 105 -PA- 03#2
 Project Name CHEVRON OIL STOP
 Location 7555 E. CAMELBACK
 Applicant BERRY DEINES,
ARCHITECT

SITE DETAILS

Proposed/Existing Zoning: C-3 Parking Required: 10
 Use: AUTO REPAIR Parking Provided: 16
 Parcel Size: .429 AC. # Of Buildings: 1
☒ Gross Floor Area ☐ Total Units: 2035 SF. Height: 24'
☐ Floor Area Ratio ☐ Density: 0.108 Setbacks: N- 20 S- 32
 E- 25 W- 78

In the following space, please describe the project or the request

THE NEW BUILDING WILL PROVIDE OIL CHANGING SERVICES.
 THE NUMBER OF DRIVES ONTO CAMELBACK & MILLER
 WILL BE REDUCED TO 1 EACH. THE STRUCTURE IS A
 CURRENT VERNACULAR WITH STUCCO AND STONE WORK.
 THE BAY DOORS WILL BE SCREENED FROM MILLER
 RD BY A 4" TALL SCREENWALL & MATURE
 LANDSCAPING. NO EQUIPMENT IS VISIBLE FROM IN
 THE UPPER PORTION OF THE BAY DOORS. THE
 CARS ARE SERVICED FROM THE BASEMENT BELOW
 W/O THE NEED FOR LIFTS. A USE PERMIT, B-UP-03
 HAS BEEN APPROVED FOR THIS USE. THIS FACILITY
 WILL NOT ADVERSELY IMPACT THE NEIGHBORHOOD



Chevron Oil Stop

54-DR-2003

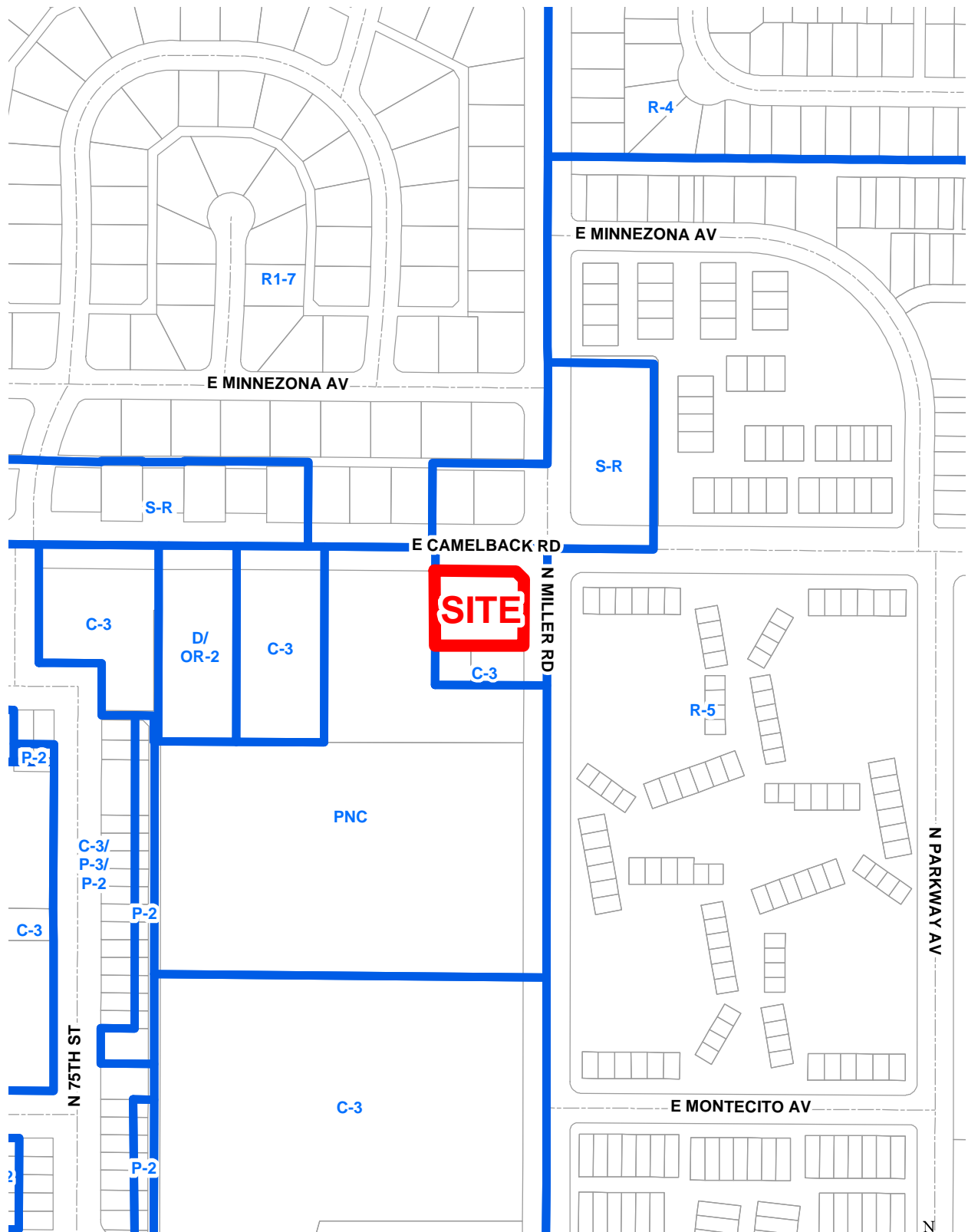
ATTACHMENT #2



Chevron Oil Stop

54-DR-2003

ATTACHMENT #2A



54-DR-2003
ATTACHMENT #3



LEGAL DESCRIPTION

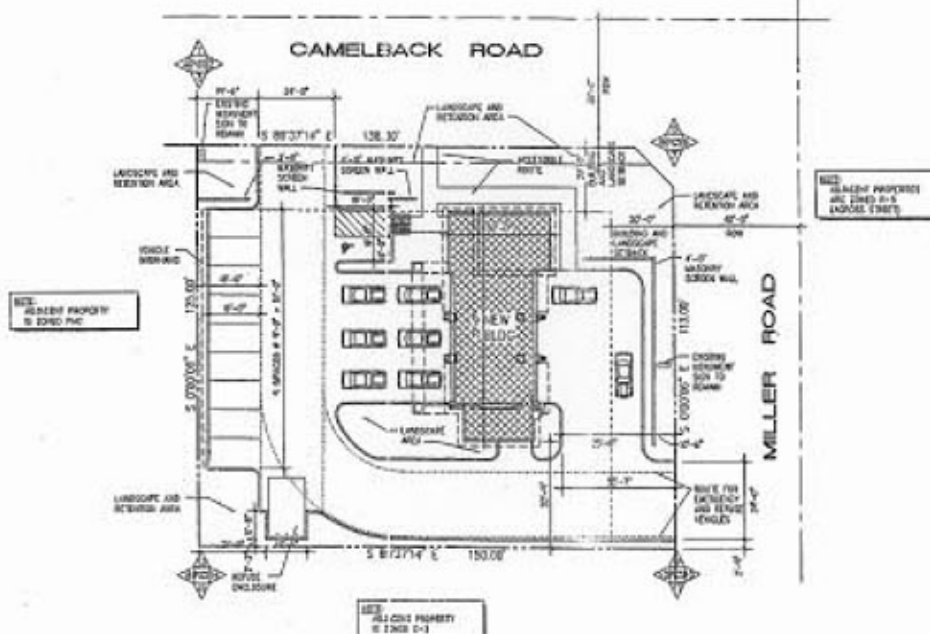
APN 173-40-004C

DESCRIPTION: THE NORTH 165 FEET OF THE EAST 190 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER BASIN AND MERIDIAN.

EXCEPT THE NORTH 40 FEET AND

EXCEPT THE EAST 40 FEET.

NOTE:
ADJACENT PROPERTIES
ARE SHOWN IN-1 & 2-4
(SEE SHEET 173-40-004C)



1 SITE DEVELOPMENT PLAN

SITE AREA: 18,670 S.F. (0.428 ACRES)
NET AREA: 18,670 S.F. (0.428 ACRES)
SQUARE FOOTING: 2,825 S.F.
NEW BUILDING AREA: 948 S.F.
CANOPY AREA: 948 S.F.
LOT COVERAGE: 5.1% / 18,670 = 0.051%
OPEN SPACE PROVIDED: 22.4 %
OPEN SPACE REQUIRED: 17.2 %
BUILDING HEIGHT: APPROX. 25'-0"
CONSTRUCTION TYPE: TYPE III W/ A.F.S.
OCCUPANCY: GROUP B / 1-3

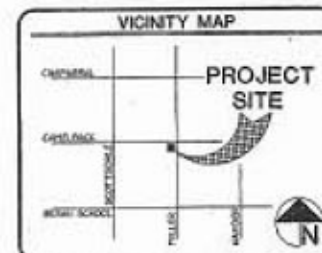
ZONING: 0-3
PARCEL NUMBER: 173-40-004-C
O.S.: 17-40

PARKING REQUIREMENTS:
AUTOMOBILE SERVICE STATION (3/DAY)
3 x 3 = 9 9 SPACES
DECK (1/250)
20 / 250 = .08 1 SPACE
TOTAL REQUIRED: INCLUDING 1 ACCESSIBLE SPACE 10 SPACES
TOTAL PROVIDED: 10 SPACES
INCLUDING 1 ACCESSIBLE SPACE
3 SPACES IN THE SERVICE BAYS
3 SPACES WITHIN FOR SERVICE BAYS

OWNER:
KEVIN MILLER
14835 EAST BLUFF ROAD
ALPHARETTA, GA 30004
(404) 565-0254

DESIGN TEAM:
ARCHITECT:
GERALD DENEES, ARCHITECT
5604 S. HIGHTOWER DR. #104
SCOTTSDALE, ARIZONA 85253
480-897-7145
GERALD DENEES (REG #8300)

MECH., ELEC., STRUC. & CIVIL ENGINEER:
TO BE DETERMINED



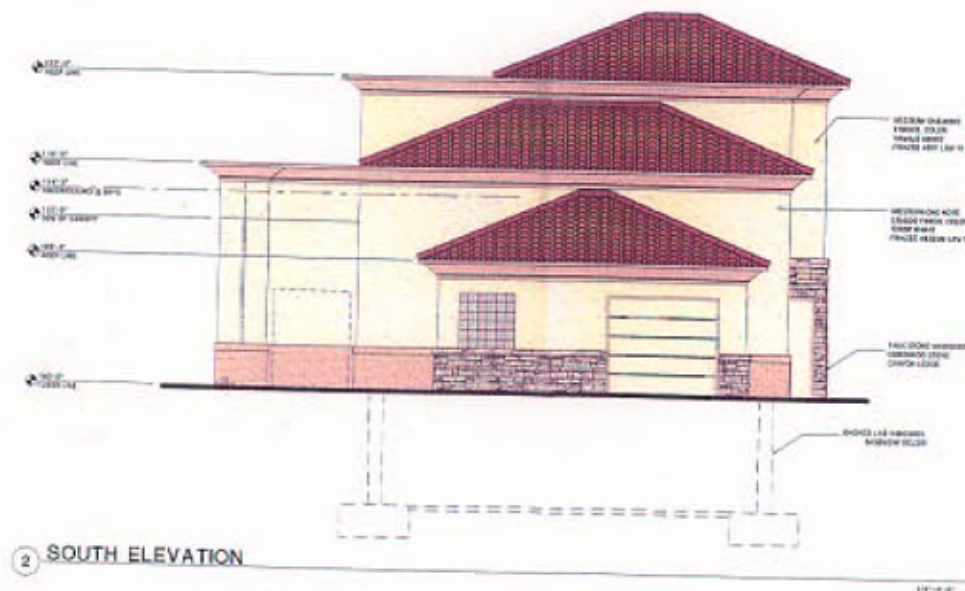
GERALD DENEES
ARCHITECT
5604 S. HIGHTOWER DR. #104
SCOTTSDALE, ARIZONA 85253
480-897-7145
FAX: 480-897-7145

DESIGN REVIEW
SITE DEVELOPMENT PLAN
PROJECT DATA

Chevron
OIL STOP
7555 E. CAMELBACK ROAD
SCOTTSDALE, ARIZONA

JOB: 0315
DATE: 7/03

SHEET
DR-1



PRELIMINARY
DESIGN
NOT FOR CONSTRUCTION

[illegible]

GERALD DINES

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED	REMARKS
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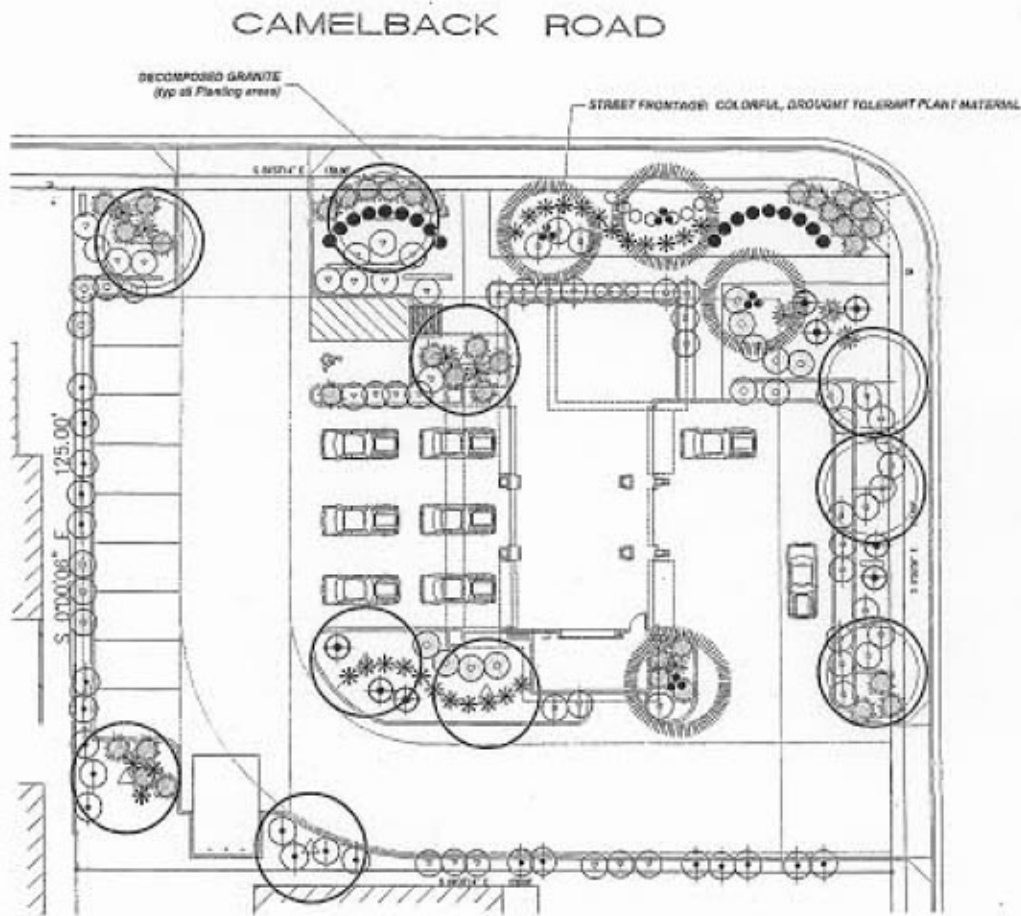

OIL STOP

OB: 0315
ATE: 0710

SD-:



PRELIMINARY
DESIGN
NOT FOR CONSTRUCTION



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

54-DR-2003

Landscape Plant Palette

Botanical Name	Botanical Name	Size	Size	Remarks
Trees				
DELONIX regia	Reynold	24" Box	9	
CECRODIA grisea	Palo Verde	24" Box	17	
SOPHORA secundiflora	Mountain Laurel	24" Box	6	
QUERCUS virginiana	Southern Live oak	24" Box	6	
Shrubs / Groundcovers				
AGAVE arida	Twist Flowered Agave	5 Gal.	18	7' O.C.
MACRODIA sp. 'Desertella'	Dwarf Coyote Bush	5 Gal.	24	7' O.C.
BOUQUINILLIA species	La Jolla Bougainvillea	1 Gal.	9	
BUILDING LANTANA	Bulfinch	5 Gal.	27	4' O.C.
LANTANA montealemanii	Purple Lantana	5 Gal.	13	
GAULTHERIA leucostemon	Toothless Desert Spirea	5 Gal.	14	
HESPERALOE parviflora	Red Yucca	5 Gal.	17	4' O.C.
LANTANA camara	Arrow Gold Lantana	5 Gal.	44	7' O.C.
LEUCOPHYLLUM 'Green Cloud'	Green Cloud Sage	5 Gal.	13	4' O.C.
LEUCOPHYLLUM 'Silver Cloud'	Chickadee Sage	5 Gal.	26	4' O.C.
DALEA frutescens 'Stars Negra'	Black Dalea	5 Gal.	22	5' O.C.
RUPELLIA orthoceras	Blue Ruella	5 Gal.	19	4' O.C.
RUPELLIA pendulata	Blue Ruella	5 Gal.	11	4' O.C.
DECOMPOSED GRANITE	Desert Brown	1/2"		

SCOTTSDALE LANDSCAPE NOTES:

COLORFUL, DROUGHT-TOLERANT PLANT MATERIAL from DWR PLANT LIST TO BE USED IN ALL STREET FRONTAGES.

ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. PLANTING BEDS TO BE WATERED W/ DRIP IRRIGATION.

A MINIMUM OF 25% OF ALL FRONTAGE LANDSCAPED AREAS SHALL BE COVERED w/ VEGETATIVE OR ORGANIC GROUND COVER.

PROVIDE (1) TREE & (3) SHRUBS FOR EVERY 20 LINEAL FEET OF COMMERCIAL STREET FRONTAGE.

A MINIMUM OF 30% OF THE REQUIRED TREES SHALL BE MATURE (24" BOX).

WALLS AND OR EARTH BERMS TO SCREEN PARKING MIN. 3' IN HEIGHT.

MAINTENANCE NOTE

ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN WEED-FREE CONDITION. MAINTENANCE FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

CHEVRON OIL STOP
FACILITY
Scottsdale, Arizona



LAND GROUP

LANDSCAPE ARCHITECTS
1001 East McDowell Road, Suite 100
Scottsdale, AZ 85261
(480) 870-1111 Fax
(480) 870-1111



DESIGNER OF RECORD
FOR THE LANDSCAPE ARCHITECTURE
AND PLANNING SERVICES
FOR THE CHEVRON OIL STOP
FACILITY, SCOTTSDALE, ARIZONA
DATE: 05/01/03
BY: [Signature]

DESIGN REVIEW
SITE DEVELOPMENT PLAN
PROJECT DATA
GARDENING
DATE: 05/01/03
BY: [Signature]

DESIGN REVIEW
SITE DEVELOPMENT PLAN
PROJECT DATA

Chevron
OIL STOP

JOB:
DATE:
SHEET
LDR-1

Stipulations for Case: Chevron Oil Stop Case 54-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Gerald Deines Architect with a staff date of 9/29/2003.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Gerald Deines Architect with a plan date of 7/03.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Gerald Deines Architect with a seal date of 7/07/03.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building. At least 75 percent of the east facing windows in the roll-up service doors to contain opaque or translucent glass only.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that match the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

Ordinance

- A. Where the two feet parking overhang is used, the landscaped area between the curb and property line shall not be less than 3.5' wide.

- B. The van accessible parking space shall be universal design, having an 11' stall width and 5' access width. The access aisle shall be on the right side of the space. The ramp and accessible path shall be relocated and reconfigured to accommodate the universal design.

LANDSCAPE DESIGN:**DRB Stipulations**

9. Areas of parking overhang shall contain plant species having mature heights and planting locations that are not impacted by vehicle overhang.

Ordinance

- C. Decomposed granite shall be installed with a two-inch minimum depth.
- D. A minimum of 50% of proposed trees shall be mature as defined in Article III of the Zoning Ordinance.
- E. Areas in decomposed granite shall not exceed seven feet between plant canopies.
- F. Landscaped areas in the rights-of-way adjacent to the subject property shall be maintained by the property owner.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

10. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
11. The individual luminaire lamp shall not exceed 250 watts.
12. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
13. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
14. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

15. No exterior vending or display shall be allowed.
16. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:**Ordinance**

- G. At the time of review, the applicable Use Permit case for the subject site was: 8-UP-2003.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

17. Preliminary Grading Plan, entitled, "Oil Stop Camelback Road & Miller Road Preliminary Grading & Drainage Plan," submitted by ACE Engineering, Inc., and sealed 7/07/2003 .
18. The stipulations for the associated Use Permit Case 8-UP-2003.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. A final drainage report shall be submitted that demonstrates consistency with the preliminary drainage plan submitted to Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
20. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a detention basin unless approved by the Project Coordination Manager.
21. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

J. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Camelback Road		45-foot half (40-foot existing)			Sidewalk improvements

DRB Stipulations

22. The developer shall replace the portion of the existing sidewalk along the site frontage on Camelback Road, which dips at the location of the side driveway that is being removed.
23. The developer shall remove the two existing driveways nearest the intersection of Camelback Road and Miller Road and replace them with curb and gutter to match the existing adjacent street improvements.
24. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
25. The developer shall design and construct the driveways on Camelback Road and Miller Road in general conformance with #2257, CH-1. and in the locations as shown on the referenced plan and as required in the associated Use Permit Case, 8-UP-2003.

INTERNAL CIRCULATION:**DRB Stipulations**

26. The developer shall provide a minimum parking-aisle width of 24 feet.
27. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- K. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS and dedications

EASEMENT / DEDICATION	DESCRIPTION
Drainage	For all detention basins to the 100 year High Water Elevation.
Vehicular Non-Access	1' wide along Camelback and Miller except at the approved driveway locations.
Sight Distance	At the intersection corner of Camelback Road and Miller Road.
Cross-Access	The site driveway on Miller Road

DRB Stipulations

28. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

29. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Camelback Road and Miller Road except at the approved driveway location.

30. Cross Access Easement

- a. Prior to final plan approval, the developer shall dedicate a cross-access easement over the site driveway on Miller Road in a form acceptable to City staff. This easement shall be a minimum of 40 feet wide (east-west) by 12 feet long (north-south) and shall be located at the southeast corner of the site.

Ordinance

L. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

M. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

31. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1. The enclosure location as shown on the referenced applicable document is acceptable.

Ordinance

N. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 SF

O. Underground vault-type containers are not allowed.

P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER:**DRB Stipulations**

- 32. On-site sanitary sewer shall be privately owned and maintained.
- 33. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- S. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- T. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

- 34. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- U. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]